

Artemis Land and Agriculture

Rickman's Green Village

Economic Impact and Social Value
Assessment Report

January 2023

Executive Summary

The Economic Impact and Social Value Assessments for Rickman’s Green Village and the Crouchlands Farm Whole Farm Plan highlights the potential economic and social benefits of the proposed development scenarios. The updated proposals for Crouchlands include the delivery of Rickman’s Green Village, whereby scenario 1 includes the delivery of some 520 residential units, and a two-form entry primary school, and scenario 2 proposed the delivery of 600 new homes. Both proposed options will supplement the rural diversification programme proposed at through the Crouchlands Whole Farm Plan. Supporting a changing rural economy, in which government subsidies and grants for farming operations are being reduced, this significant investment will act as an exemplar while directly creating new opportunities for local businesses, workers and residents.

It is envisaged that the scheme will result in important economic benefits in the construction and operational phases. The key benefits are shown in Table E.1 below.

Table E.1: Economic benefits summary		
	Scenario 1	Scenario 2
Construction phase		
Gross person years of employment supported	1,443	1,435
Net additional person years of employment supported	1,157	1,151
Gross Value Added (£,000's)	£84,231.6	£83,744.50
Operational Phase		
Gross FTE jobs	276	217
Net additional FTE jobs	121	103
Net additional Gross Value Added per annum (£,000's)	£7,198.10	£5,883.70
Additional household expenditure (£,000's)	£10,102.60	£11,660.50
Council Tax revenue per annum (£,000's)	£574.90	£744.90
Business Rates revenue per annum (£,000's)	£288.20	£288.20

In addition to the above, there are wider, less tangible benefits associated with the delivery of Rickman’s Green Village and Crouchlands Whole Farm Plan:

- opportunities to deliver social value through linking local residents to opportunities for training and employment; and
- important wider benefits including: the promotion of more environmentally sustainable forms of agriculture; the retention and enhancement of natural capital supporting complex ecosystems; health and well-being benefits for residents, workers, and visitors to the site; enhanced educational opportunities and skills benefits; and rural innovation.